सत्यमेव जयते

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भाग 6 (ख)
जिला बोर्डों, परिषदों एवं नगर आयोजना संबंधी, विज्ञप्तियां आदि।

Urban Development Department

NOTIFICATION

Jaipur, May 21, 2020

No.F.18(15) UDH/Land Pooling/2015 .-In exercise of the powers conferred by section 73 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No. 14 of 2018), the State Government hereby makes the following rules, namely:-

CHAPTER-I
Preliminary

1. Short title and commencement.- (1) These rules may be called the Rajasthan Land Pooling Schemes Rules, 2020.

(2) They shall come into force on such date as the State Government may, by notification in the Official Gazette, appoint.

2. Definitions.- (1) In these rules, unless the context otherwise requires,-

(a) "Act" means the Rajasthan Land Pooling Schemes Act, 2016 (Act No. 14 of 2018);

(b) "existing use" means authorised existing use of a building or a structure or a plot;

(c) "Form" means a form appended to these rules; and

(d) "section" means section of the Act.

(2) Words and expressions used herein and not defined, but defined in the Act shall have the same meaning respectively assigned to them in the Act.

CHAPTER-II
Land Pooling Schemes

3. Publication of declaration of intention to make a land pooling scheme.- (1) The declaration of intention to make a land pooling scheme under the provisions of the Act shall be published in Form-A in the Official Gazette and shall also be published in one or more newspapers having wide circulation in the area proposed to be included in the scheme. The appropriate authority shall cause copies of such declaration to be pasted at the prominent places in or near such area and also at the notice board of the office of the appropriate authority.

(2) The appropriate authority shall submit a copy of resolution along with a plan showing the area which it proposes to include in the land pooling scheme and Khasra map showing the scheme boundary and adjoining Khasra surrounding the scheme to the State Government within twenty one days of declaration of such intention.

4. Preparation of draft scheme.- (1) For the purpose of making the draft scheme under section 7, the appropriate authority shall call a meeting or meetings of the owners of the land proposed to be included in a land pooling scheme by a public notice to be published in one or more newspapers with wide circulation in that area and shall also place such notice at prominent places in the scheme area. The appropriate authority shall explain in such meeting the tentative proposals of the draft scheme for eliciting public opinion and suggestions on the said proposals.

(2) The appropriate authority may take into consideration all such suggestions made and objections raised on the proposals for making the draft scheme under section 7.

5. Other particulars of a draft scheme.- A draft scheme shall contain the following particulars in addition to the particulars specified in section 6, namely:-

(a) an index map on a scale not smaller than one centimeter to eight meters showing-
  (i) the area included in the scheme and the surroundings within reasonable limit on all sides of such area; and
  (ii) all existing roads and means of communications of every kind;

(b) a plan on a scale not smaller than one centimeter to two meters showing the original plots with identification numbers and all existing buildings;

(c) a plan on a scale not smaller than one centimeter to two meters showing both the original plots and the manner in which it is proposed to alter the boundaries of the original plots duly superimposed or shown in appropriate colors, notation;

(d) a plan on a scale not smaller than one centimeter to two meters showing the boundaries of the plots as they will appear after the final scheme is executed, with their numbers and illustrating as far as possible by means of colors, letters and explanatory notes or in some other convenient manner all such provisions of the scheme as may properly be illustrated in the plan;

(e) a redistribution and valuation statement in Form-B showing the estimated amount to be paid to or by each of the owners included in the scheme;

(f) a copy of the estimates of all works contemplated in the scheme and a statement of the approximate dates by which the respective works are expected to be completed, such approximate dates being correct to within six months and binding on the appropriate authority;

(g) a statement in Form-C explaining the estimated financial expenditure of the scheme; and

(h) regulations for development within the scheme area.

6. Publication of draft scheme.- The draft scheme prepared under section 7 shall be published in Official Gazette and also be published in one or more newspapers having wide circulation in the area and uploaded on the website of the appropriate authority. The appropriate authority shall also cause copies of such scheme to be pasted at the office of the appropriate authority and at other prominent places in or near the area included in the draft scheme.

7. Manner and method of compensation payable to the person affected.- (1) The compensation payable under section 9 shall be the difference between the value of the property (inclusive of structures) on the basis of the existing use and that on the basis of permitted use, both values being determined as on the date of declaration of intention to prepare the scheme.

(2) In making the valuation on the basis of permitted use, the expenses that may have to be incurred in so converting the existing structures as to make them suitable for permitted use shall be taken into account.

(3) In case provision is made for continuance of the existing use for a number of years taking into consideration the future life of the structure, the compensation payable shall be limited to the present value of the standing structure less value of the materials at the end of such period.

CHAPTER-III
Control of Development and use of land

8. Form of application for permission of development.- An application for permission of development shall be in Form-D and shall be accompanied with fees of Rs. one hundred.

9. Communication of the order of permission or refusal.- The order granting permission subject to certain conditions or refusing to grant permission under sub-section (5) of section 15 shall be communicated to the applicant by registered post.

10. Time and manner in which compensation shall be claimed.- (1) The claim for compensation under sub-section (2) of section 16 shall be made within a period of one month from the date on which the permission granted under section 15 is revoked or modified by the appropriate authority. The owner shall

file his claim of compensation in writing with sufficient documentary evidence to prove that the expenditure incurred by him in carrying out any development in accordance with the permission granted has been rendered abortive by revocation or modification of such permission.

(2) If the owner does not accept the compensation fixed by the appropriate authority under sub-section (3) of section 16, he may give a notice to the appropriate authority or to the authorised officer, as the case may be, within fifteen days from the date of the order by which the compensation is communicated to him stating that he refuses to accept the compensation.

(3) On receiving notice within the time stipulated under sub-rule (2) above, the appropriate authority shall refer the matter for adjudication to the Commissioner concerned

Explanation*:* For the purpose of this sub-rule, "Commissioner" means the Commissioner appointed under section 17 of the Rajasthan Land Revenue Act, 1956 (Act No.15 of 1956) for a division.

11. Application for permission or appeal against notice.- (1) The person aggrieved by the notice under sub-section (1) of section 18 may, within a period of one month, apply for permission under section 15 for the retention on the land of any building or works or for the continuance of any use of the land, to which the notice relates or appeal against such notice to the State Government.

(2) In case an appeal is made by the affected person to the State Government, the State Government shall decide the same within a period of forty five days from the date of receipt of an appeal.

(3) The application under sub-section (3) of section 18 shall contain sufficient reasons substantiated by documentary evidence as to why the notice under sub-section (1) of the said section 18 should be withdrawn**.**

CHAPTER-IV
Final Scheme

12. Qualifications of the Land Pooling Officer.- (1) A person to be appointed as a Land Pooling Officer shall be one who holds a post not below the rank of Deputy Town Planner or Executive Engineer or an officer of the Rajasthan Administrative Service or of any service, as the State Government may deem fit.

(2) The appointment of Land Pooling Officer shall be made by an order, a copy of which shall be forwarded to the appropriate authority concerned. The appropriate authority shall immediately affix such order on the notice board of the office of the appropriate authority and also at prominent places in the area of the scheme.

13. Procedure to be followed by Land Pooling Officer under section 22 and under sub-section (1) of section 23.- (1) For the purpose of preparing the preliminary scheme and final scheme, the Land Pooling Officer shall give notice in Form-E of the date on which he will commence his duties and shall state therein the time within which the owner of any property or right which is injuriously affected by the making of a land pooling scheme shall be entitled under section 46 to make a claim before him. Such notice shall be published in the Official Gazette and in one or more newspapers with wide circulation in the area of the appropriate authority and shall be pasted in prominent places at or near the areas comprised in the scheme and at the office of the Land Pooling Officer and the appropriate authority .

(2) The Land Pooling Officer shall after the date fixed in the notice given under sub-rule (1), continue to carry on his duties as far as possible on working days and during working hours.

(3) Notice under sub-rule (1) shall specify the matters which are proposed to be decided by the Land Pooling Officer and state that all persons who are interested in the plots or are affected by any of the matters specified in the notice shall communicate in writing their objections to the Land Pooling Officer within a period of twenty days from the publication of notice in the Official Gazette.

(4) The Land Pooling Officer shall give every person interested in any land affected by any particular of the scheme sufficient opportunity of stating their views and shall not take any decision till he has duly considered their representations if any.

(5) If during the proceedings, it appears to the Land Pooling Officer that there are conflicting claims or any difference of opinion with regard to any part of the scheme, the Land Pooling Officer shall record a brief minute in setting out the points at issue and the necessary particulars, and shall take a decision with the reasons therefore. All such minutes shall be appended to the scheme.

(6) The Land Pooling Officer shall record and enter in the scheme every decision given by him. The calculations and estimates shall be set out and recorded in Form-B, Form-C and in other statements as may be prepared by the Land Pooling Officer.

(7) The scheme as drawn up by the Land Pooling Officer shall, in addition to the particular specified in relevant sections of the Act, include particulars specified in rule 5.

(8) The component parts of the scheme shall be so arranged that they may be readily referred to in connection with the map and plans.

(9) The Land Pooling Officer shall publish the scheme drawn up by him by notification in the Official Gazette in Form-F and also in one or more

newspapers having wide circulation in the area announcing that the scheme shall be open for the inspection of the public during office hours at his office and communicate forthwith the decisions taken by him in respect of each plot to the owner or person interested, by the issue of the requisite extract from the scheme in Form-G and Form-H as the case may be. The Land Pooling Officer shall also inform the President of the Board of Appeal about the publication of final scheme.

14. Drawing of preliminary scheme and final scheme.- (1) The preliminary scheme to be drawn up by the Land Pooling Officer shall contain relevant plans and forms with details referred to in section 6 and the decisions taken by the Land Pooling Officer under sub-section (1) of section 9. The final scheme drawn up by the Land Pooling Officer shall contain all plans of the preliminary scheme, forms, regulations for control of development and decisions taken by the Land Pooling Officer under sub-section (4) of section 23.

(2) For the purpose of valuation of plots, the valuation methodology as adopted by Public Works Department of the State Government shall be taken as a standard practice unless otherwise specified by the State Government.

15. Documents etc. to be accessible.- (1) Documents, plans and maps relating to a finally sanctioned scheme (preliminary as well as final) shall be kept open for public inspection at the office of the appropriate authority at any time during office hours of the appropriate authority for a period of six months from the date of the Official Gazette in which the sanction was published.

(2) All Schemes (preliminary and final) sanctioned finally by the State Government shall be kept in office record of the appropriate authority on the expiry of the period mentioned in sub-rule (1).

(3) The authorised officer of the appropriate authority may, on an application of an owner of any plot included in the scheme so sanctioned, issue a certificate in Form-I specifying the area and boundaries of a final plot, the nature of the tenure of land of the owner's title to such a plot and the name of the person to whom the plot has been allotted under the scheme.

16. Procedure for eviction of unauthorised occupants under the preliminary scheme.- For eviction under section 31, the appropriate authority shall follow the following procedure, namely:-

(i) The appropriate authority shall in the first instance serve a notice upon the person to be evicted requiring him to vacate the land within such reasonable time, as may be specified in the notice.

(ii) If the person to be evicted fails to comply with the requirement of the notice, the appropriate authority shall depute any officer or official to remove him.

(iii) If the person to be evicted resists or obstructs the officer or official deputed under clause (ii) or if he re-occupies the land after eviction, the appropriate authority shall prosecute him under the Indian Penal Code, 1860.

17. Notice before enforcement of the scheme.- Before removing, pulling down or altering any building or other works under sub-section (1) of section 32, the appropriate authority shall serve a notice in Form-J on the owner or occupier of the building or works, as the case may be, calling upon him to remove, pull down or alter such building or work or execute such work within such reasonable time as may be specified in the notice intimating him the intention of the appropriate authority to do so on failure to comply with the requirement of the notice.

18. Publication of modified draft of the scheme.- (1) The appropriate authority making an application to the State Government for the modification of a scheme under sub-section (1) of section 33 shall state in such application all the particulars in respect of the modification to be made.

(2) If such modification affects any of the items of Form-B or Form-C, an extract from Form-B and a revised statement in Form-C, together with a plan showing the change or changes proposed to be made, shall be sent to the State Government in duplicate along with the application made under sub-rule (1).

(3) The publication of the modified draft of a scheme under sub-section (2) of section 33 shall be made by means of a notification published in the Official Gazette and in one or more newspapers with wide circulation in the area. Such notification shall also state that any person affected by the modification may communicate in writing within one month from the date of publication in the Official Gazette, any objection to such modification to the State Government through the Chief Town Planner and that the modified draft shall be open to the inspection of the public at the office of the appropriate authority during office hours.

19. Publication of modification in regulations.- The appropriate authority before making modification in regulations of final scheme under section 36 shall publish the notice containing the proposed modifications in one or more newspapers having wide circulation in the area. Such notice shall state that the appropriate authority has prepared draft amendment in the regulations and that the same are kept open for public inspection at the office of the appropriate authority during office hours on working days inviting the persons affected by the draft amendment and the plot owners in the scheme area to file their suggestions and objections on the draft amendment within a period of one month from the date of publication of such notice.

20. Period within which compensation may be claimed.- The claim under section 46 shall be made within three months from the date fixed in the notice given under sub-rule (1) of rule 13.

21. Time limit for payment of excess amount.- The owner of a plot shall make payment of excess amount payable under section 49 within a period of three months from the date on which the owner is directed by the Land Pooling Officer to make payment.

CHAPTER-V
Board of Appeal

22. Qualifications and experience for the Assessor.- (1) One of the members of the Board of Appeals to be appointed as Assessor shall be a person who is or has been a Senior Town Planner or Superintending Engineer in the State and the other one shall be a person who is or has been the officer of selection scale of the Rajasthan Administrative Service.

(2) The terms of appointment and conditions of service of the President of the Board of Appeals shall be such as may be determined by the State Government, from time to time.

FORM –A

[See rule 3(1)]

Office of the ……

(name of the appropriate authority)

Notification

In exercise of the powers conferred by sub-section (1) of section 4 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No. 14 of 2018)……..(Name of the appropriate authority) has resolved vide its decision number ……. dated …….. to make a land pooling scheme as per following details, namely:-

Name of the scheme…….

Scheme boundaries:

East…….

West……

North……

South ……

Approximate Area in hectares:

Note:-Necessary details of the scheme boundaries along with khasra map showing the scheme boundary, ownership details i.e. khatoni can be seen during working hours on any working day in the office of the …… (address of the office of the appropriate authority office where the notification will be displayed).

Signature of the Authorised officer

FORM-B

[see rule 5(e)]

DRAFT LAND POOLING SCHEME (Name…….)

REDISTRIBUTION AND VALUATION STATEMENT

Sr. No.	Name of the owner	Tenure	khasra No. with name of village	Original plot				Final plot						Contribution (+) Compensation (-) Under Section. 44Colmn 9(b)-Column 6(b)	Increment (Section 42) Column 10(a)-Column 9(a)	Contribution (Section 43) 50% of Column 12	Addition to(+) or deduction from (-) Contribution to be made under other Section	Net demand from (+)or by (-) owner being the addition of columns 11,13,14	Remarks
				Number	Area in Sq. Mtrs.	Value in Rupees		Number	Area in Sq.Mtr.	Value in Rupees									
										Undeveloped		Developed							
						Without reference to value of structures	Inclusive of Structures			Without-reference to value of struct-ures	Inclus-ive of Struct-ures	With-out refere-nce to value of struc-tures	Inclusi-ve of Struc-tu-res						
1	2	3	3	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16

Signature of the Authorised Officer

FORM-C

[See rule 5 (g)]

Estimated Financial Expenditure of Land Pooling Scheme (Name)…….

Name of the appropriate authority…….. Rs. ……

Date ……

1. Expenses under clause (ii), (iii),(iv),(vi),(vii) and (viii) of sub-section (1) of section 6
2. Other Expenses in detail….
3. Expenses shown in the redistribution and valuation statement (total of column 11 of Form 'B').
4. Cost of publication under sub-section (2) of section 4 and under sub-section (1) or (2) of section 5 and under rules 3 and 6.
5. Compensation under sub-section (4) of section 14, legal expenses under clause (v) of sub-section (1) of section 41, compensation under section 46.
6. Cost of demarcation, salaries of Land Pooling Officer and Board of Appeal and their staff and other expenses under sub-section (2) of section 62.

(a)Total……..

1. Total of increments (Col.12 of Form B). Rs. ……..
2. Proportion of increment to be contributed by each holder (section 43)…….percent. Rs. ……..... (b) Total of the contribution under section 43.Rs.....

Net cost of scheme to the appropriate authority:- (a)-(b).

Note:- (1) The sign (-) before an item of expenses indicates that the amount is payable to the appropriate authority.

(2) Particulars should be inserted showing how net cost of the Scheme to the appropriate authority is proposed to be met.

FORM–D

(See rule 8)

Application for permission under sections 14 and 15

To,

The Chief Executive Authority/Authorised Officer,

…….

(name of appropriate authority)

I/We hereby apply for permission for development as described in the accompanying maps and drawings.

1.	Applicants' name	
2.	Postal Address	
3.	Applicant's interest in land with record of rights	
4.	Description of land, Revenue village, Land Pooling Scheme, Final Plot No.	
5.	What is the present use of the land and/or the building. If those are to be put to more than one kind of use, give details of each use.	
6.	Describe in short the development work stating the proposed use of land and/or the building. If land and/or the building are to be put to more than one use, give details of each use.	
7.	Is this land included in a layout / scheme sanctioned by the appropriate authority? If yes, give name of colony/society/plot number etc. with a copy of the sanctioned layout. If not, is it approved by any other Authority? Give the details of sanction e.g. date of approval, site plan/sub-division approved / name under which approved.	

Instructions to applicants regarding maps and documents to be submitted along with the application:-

Every map and /or drawing shall have to be signed by the applicant and the licensed person of the appropriate authority i.e. town planner /architect/engineer. If copies of original maps or drawings are submitted they shall be true copies. Such application shall also be accepted in e-form if it is operational in the appropriate authority as per such rules and regulations though one set of hard copies shall be essentially to be submitted before the plans are released.

Layout Plan (Three copies):

Layout plan of the whole lands shall invariably accompany every application for permission to carry out development by way of building construction.

This map shall be drawn to a scale of not less than 1:500 meters and show the following details, namely:

1. Boundaries of the plots mentioned in the application and its layout by forming sub-divisions.
2. Existing buildings and new buildings proposed to be constructed, roads, streets, and carriage ways constructed thereon (existing construction should be shown distinctly from the proposed one), proposed new roads, and streets, their levels and width.
3. Proposed use of every building and open space not to be built over within a plot.
4. If the layout is for residential use maximum number of dwelling units that can be accommodated without any increase in future.
5. If the layout is for industrial or commercial use maximum area which can be built upon without any increase in future.
6. Existing facilities regarding water supply, sewerage, etc. diameter and gradient of water supply line, drainage, lines for the disposal of storm water as well as for sewerage.
7. Location of the plot in relation to the nearby public road.
8. Alignment and width of all the existing roads, including the road from which the plot has access from the major road. Existing access road and proposed new access road, if any, should be shown clearly and distinctly.
9. Existing trees and natural features worth preserving.
10. Drawings (2 copies) to a scale not less than 1:100 for the buildings existing as well as proposed with floor area for each floor.

Note:-The appropriate authority can always ask for any other information which may be required for examination of the case.

Signature

Date: ( )

Applicant/Applicants

FORM-E

[See rule 13 (1)]

Office of the Land Pooling Officer

Land Pooling Scheme ----------(name of the scheme)

NOTICE

I, the undersigned, ……Land Pooling Officer, …….hereby inform all the interested and the concerned persons that the Government of Rajasthan, Urban Development and Housing Department, by its Notification No……dated……published in the Official Gazette Part…….Page……..has appointed me as Land Pooling Officer for the above Scheme.

As required by sub-rule (1) of rule 13 of the Rajasthan Land Pooling Schemes Rules 2020, I hereby give notice that I have entered upon the duties as Land Pooling Officer on ……. The above scheme is bounded on North by,……., on South by……., on West by…… and on East by……..;

As required by sub-rule (3) of rule 13 of the Rajasthan Land Pooling Schemes, 2020, I hereby inform all those interested or affected by any of the matters included in the above Land Pooling scheme that they should communicate their objections in writing with requisite evidence and documents before me within twenty days of the publication of this notification in the Official Gazette in respect of the matters mentioned in section 23 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No.14 of 2018). Any person who is injuriously affected by the above Land Pooling Schemes is entitled to claim the damages in accordance with the section 46 of that Act and he should communicate the details of his claim to the undersigned Land Pooling Officer within three months of the publication of this notification with requisite documents and evidence.

A copy of the above Draft Land Pooling Scheme sanctioned by the Government is kept open in the office of the Land Pooling Officer during office hours on all days except holidays with all the required documents, statements, plans forms and all the persons having interest in the lands and any person affected by the proposals of the Land Pooling Schemes are requested to inspect the scheme in the above office where arrangements for explaining the scheme proposals have been made.

Date:

Signature of the
Land Pooling Officer

FORM-F

[See rule 13 (9)]

Office of the Land Pooling Officer

Land Pooling Scheme ----------(name of the scheme)

PRELIMINARY /**FINAL**

In accordance with the sub-rule (9) of rule 13 of the Rajasthan Land Pooling Schemes Rules, 2020 and as provided in sub-section (1) of section 23 of the Rajasthan Land Pooling Schemes

Act, 2016 (Act No.14 of 2018), I have today dated ……..month…… year…… declared my decisions as Land Pooling Officer.

As required under section 55 of that Act, every owner of the lands included in the Land Pooling Scheme is being sent a copy of my decisions as Land Pooling Officer in respect of his property. Any person who is aggrieved of the decision may present an Appeal in respect of the decision which are appealable to the Board of Appeal (with three copies of Memorandum of Appeal).

A copy of the above scheme with all the information, decisions and plans are available for inspection in the office of the Land Pooling Officer on all days excepting holidays during the office hours and necessary arrangements have been made to explain the scheme.

Date:

Signature of the
Land Pooling Officer

FORM-G

[See rule 13(9)]

Office of the Land Pooling Officer

Land Pooling Scheme ----------(name of the scheme)

PRELIMINARY

I send herewith the extract the decisions taken by me in respect of the original plot No..... of the above scheme taken in accordance with sub-section (1) of section 23 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No.14 of 2018) for information to you as required under sub-rule (9) of rule 13 of the Rajasthan Land Pooling Schemes Rules, 2020.

Sr. No.	Original Plot No.	Area of Original Plot in sq.mt.	Plot No. of final plot allotted	Area of final plot allotted in sq.mt.	Remarks
1	2	3	4	5	6

This preliminary scheme is being submitted to Government for sanction in accordance with sub-section (2) of Section 23 of that Act.

Date:

Signature of the
Land Pooling Officer

I have further to inform you as under:-

(1) The rights of the mortgagor or mortgagors on the original plot No. are transferred to the final plot allotted against the original plot.

(2) All the rights of the passage on the lands merged in the final plot are hereby extinguished unless such rights are specifically in the scheme.

(3) The tenure of the final plot will be as per the tenure of the original plot. Any agreement in respect of the original plot in between you and the appropriate authority

or the Government is transferred to the final plot with the modifications regarding the area allotted in the final plot.

(4) Unless decided otherwise, you will be permitted to remove the compound wall, barbed wire, huts, sheds and other materials from the original plot within one month of the date on which the preliminary scheme comes into force or the date fixed by the Government subject to condition that by doing so you will have to fill in all the holes resulted on account of removing the trees and other materials.

(5) Any other matter.

Signature of the
Land Pooling Officer

FORM-H

[See rule 13(9)]

Office of the Land Pooling Officer

Land Pooling Scheme ----------(name of the scheme)

FINAL

I send herewith my decision under sub-section (4) of section 23 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No.14 of 2018) in respect of the original plot No..... as required by sub-rule (9) of rule 13 of the Rajasthan Land Pooling Schemes Rules,2020.

Sr. No.	Original plot No.	Area of original .plot in sq. mtr.	Rate per sq. mt. in Rs.	Remarks	Plot No. of the final plot allotted	Area of final plot in sq. mtr	Rate per sq. mt. of the final plot without any improvement as contemplated	Rate per sq. mt. of the final plot with improvement as contemplated in the scheme
1	2	3	4	5	6	7	8	9

	Rs.
The compensation payable to you under section 44	
Amount payable by you under section 44	
Estimated amount of the increment under section 42	
Amount of incremental contribution under section 43	
The compensation under section 46	

Net amount of contribution.	
Net amount payable to you.	

I have further to inform you as under:-

(1) The final scheme drawn up by me will be available for inspection in the office of the Land Pooling Officer on all the days except holidays during office hours with all the plans, details of the expenditure, forms and details of the calculation for the plot, sales statement, sales plan, detailed valuation of each and every plot and my decisions. Necessary arrangements are also made for explaining the information as above.

(2) Decisions regarding the compensation and the contribution under section are final. All the decisions are subject to modifications in accordance with the decisions of the Board of Appeal. If you are aggrieved by any of the above decisions which are subject to the decision of the Board of Appeal, you may present the appeal (with three copies of Memorandum of Appeal) to the Board of Appeal in accordance with the provisions of section 55 of that Act.

(3) All the amount in respect of the scheme for the works other than agreed upon will be payable to the appropriate authority on or before the date as notified by the appropriate authority.

(4) Any other matter.

Signature of the
Land Pooling Officer

FORM-I

[See rule 15(3)]

Office of the ……

(name of the appropriate authority)

Certificate of Tenure and Title

(Land Pooling Scheme ----------(name of the scheme) sanctioned by the State Government, ……Department Notification No…….dated……..and published at page……of Official Gazette, dated…….)

Final Plot No…….

Reputed owner……..

Area…….

Hectares Sq.mtrs.

Present occupant holding the land on.....years lease since

date.....Month.....

Sketch of final plot No.

(here enter the sketch on scale)

Tenure:	Tenure with reference to original plot if shown in column No. 3 of Form-H of the final scheme (If there are different tenures for different portions of the whole plot these will be shown separately on the plan being divided by a thick chain line).
Title:	(Here describe the nature of owner's title as decided by the Land Pooling Officer or Special Officer appointed under Section 13 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No.14 of 2018).
Rights:	(If the owner of the plot has any special rights transferred to his final plot from the original plot or any new rights given to him under the scheme these may be entered here)
Disabilities:	(Rights of any other owner or person over this plot such as mortgage or easement etc. may be entered here)

Note:-

(1)The above plot shall be held subject to all restrictions and regulations specified in the above Land Pooling Scheme as finally sanctioned and published by the State Government, …….Department Notification of No……Dated…….

(2)No buildings or excavations or any other alterations shall be carried out in the above plot except with the special written permission of the appropriate authority in accordance with the provision of the said scheme

(3)Any other special regulation in respect of the above plot.

This Certificate is granted under sub-rule (3) of rule 15 of the Rajasthan Land Pooling Schemes Rules, 2020, as a prima facie proof of the tenure, and title of the owner above named and shall be valid unless declared otherwise by a decree from a Civil Court with the period of limitation from the date hereof, by and under the hand of the seal of the Chief Executive Officer/ authorised officer of appropriate authority.

this.....day of..... Two thousand .....A.D.

Signature of the
Authorised Officer

FORM-J

[See rule 17]

NOTICE

To,
Shri/Smt./Kumari. ..... (Name of the person contravening any of the provisions)
.....
Residing at .....tehsil.....district.....

Whereas I, the undersigned have reason to believe,-

here specify the definite act which contravenes the scheme or which does not comply with the provisions of the Scheme-

(i) that the building or works situated in the area included in the scheme (name)…..... contravenes the scheme in the following respects-

(a)

(b)

(c)

(ii) that in the erection of the building and carrying out of the works, the following provisions of the scheme have not been complied with, namely:-

(a)

(b)

(c)

OR

(b) whereas it appears to the undersigned that delay in execution of the following works which it is your duty to execute under the scheme is likely to prejudice the efficient operation of the scheme :

(describe the work)

(i) .....

(ii) .....

And whereas in exercise of the powers conferred under sub-section (1) of section 32 of the Rajasthan Land Pooling Schemes Act, 2016 (Act No.14 of 2018) it is proposed to make an order.

(specify the action proposed to be taken below)

(i) to remove, pull down, alter the building or other work as the same contravenes the scheme or in the erection or carrying out the work the provisions of the scheme have not been complied with;

(ii) to execute the work which it is your duty to execute under the scheme but the delay in its execution by you is likely to prejudice the efficient operation of the scheme.

Now therefore in pursuance of the provisions contained in sub-section (1) of section 32 of that Act you are hereby called upon to show cause in writing within---- days from the date of serving of notice as to why the proposed order of-

(i) removing etc., should to be made; or

(ii) why the works should not be executed by the undersigned.

You are hereby further informed that if you fail to remove, pull down, etc., the work or if you fail to execute any work which it is your duty to executed under the scheme or if you fail to show cause against the proposed action the development authority shall remove, pull down, or alter the building or other work or shall execute any work where delay in the execution of work would prejudice the efficient operation of the scheme.

Any expenses incurred by the appropriate authority shall be a sum due to appropriate authority and will be recovered from you.

SCHEME
(Description of works)

Signature of the Authorised Officer
By order of the Governor,
Maneesh Goyal,
Joint Secretary to the Government.

राज्य केन्द्रीय मुद्रणालय, जयपुर।